

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF ARIZONA**

In re:	§	Case No. 2:12-BK-24242-DPC
	§	
STRATA TITLE, LLC	§	
	§	
	§	
Debtor(s)	§	

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION REPORT
CERTIFICATION THAT THE ESTATE HAS BEEN FULLY ADMINISTERED
AND APPLICATION TO BE DISCHARGED (TDR)**

Dina L. Anderson, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <i>(without deducting any secured claims)</i>	\$150,100.00	Assets Exempt:	NA
Total Distributions to Claimants:	\$0.00	Claims Discharged Without Payment:	NA
Total Expenses of Administration:	\$249,065.06		

3) Total gross receipts of \$249,065.06 (see **Exhibit 1**), minus funds paid to the debtor(s) and third parties of \$0.00 (see **Exhibit 2**), yielded net receipts of \$249,065.06 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Secured Claims (from Exhibit 3)	\$1,100,000.00	\$0.00	\$0.00	\$0.00
Priority Claims:				
Chapter 7 Admin. Fees and Charges (from Exhibit 4)	NA	\$81,435.73	\$81,435.73	\$81,435.73
Prior Chapter Admin. Fees and Charges (from Exhibit 5)	NA	\$940,093.10	\$775,083.10	\$167,629.33
Priority Unsecured Claims (From Exhibit 6)	\$0.00	\$0.00	\$0.00	\$0.00
General Unsecured Claims (from Exhibit 7)	\$20,000.00	\$22,753.00	\$22,753.00	\$0.00
Total Disbursements	\$1,120,000.00	\$1,044,281.83	\$879,271.83	\$249,065.06

4). This case was originally filed under chapter 11 on 11/06/2012. The case was converted to one under Chapter 7 on 01/29/2014. The case was pending for 36 months.

5). All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6). An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 01/06/2017

By: /s/ Dina L. Anderson
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE	AMOUNT RECEIVED
All right, title, and interest of the Debtor in and to Tempe Tower LLC including but not limited to its interest as a me	1129-000	\$5,000.00
MEMBERSHIP INTEREST IN SANTERRA APTS LLC (BASED ON SALE AT \$4.2 MILLION) 3434 E MCDOWELL RD PHOENIX, AZ	1129-000	\$25,000.00
MEMBERSHIP INTEREST IN STUDIO CITY LOFTS, LLC. STUDIO CITY LOFTS IS BEING LIQUIDATED. (THIS FIGURE IS AFTER 86K OF CREDI	1129-000	\$1,000.00
Excess proceeds from sale of real property located at 2005 N. 103rd Ave., Avondale, AZ	1210-000	\$208,065.06
Settlement with SAM Parties	1249-000	\$10,000.00
TOTAL GROSS RECEIPTS		\$249,065.06

The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

NONE

EXHIBIT 3 – SECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
	THE ELAINE KIRSCH REVOCABLE	4110-000	\$1,100,000.00	\$0.00	\$0.00	\$0.00
TOTAL SECURED CLAIMS			\$1,100,000.00	\$0.00	\$0.00	\$0.00

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Dina L. Anderson, Trustee	2100-000	NA	\$15,703.25	\$15,703.25	\$15,703.25
Dina L. Anderson, Trustee	2200-000	NA	\$308.32	\$308.32	\$308.32
Integrity Bank	2600-000	NA	\$6,481.23	\$6,481.23	\$6,481.23
U.S. TRUSTEE	2950-000	NA	\$975.00	\$975.00	\$975.00
Guttilla Murphy Anderson, P.C., Attorney for Trustee	3110-000	NA	\$53,212.50	\$53,212.50	\$53,212.50
Guttilla Murphy Anderson, P.C., Attorney for Trustee	3120-000	NA	\$2,362.93	\$2,362.93	\$2,362.93

Semple, Marchal & Cooper, LLP, Accountant for Trustee	3410-000	NA	\$2,392.50	\$2,392.50	\$2,392.50
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		NA	\$81,435.73	\$81,435.73	\$81,435.73

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Ellett Law Offices, P.C., Attorney for Trustee/D-I-P	6210-000	NA	\$223,415.60	\$111,707.80	\$24,159.35
Strojnuk, P.C.	6210-000	NA	\$56,677.50	\$0.00	\$0.00
SAM REI, LLC and SAM III, LLC, Other Prior Chapter Administrative	6990-000	NA	\$660,000.00	\$663,375.30	\$143,469.98
TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES		NA	\$940,093.10	\$775,083.10	\$167,629.33

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

NONE

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
1	Pure Country Tower, LLC	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
2	Milestone Tempe, LLC	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
3	Continental Group, LLC	7100-000	\$0.00	\$22,753.00	\$22,753.00	\$0.00
	DON NEWMAN	7100-000	\$10,000.00	\$0.00	\$0.00	\$0.00
	PETER STROJNIK	7100-000	\$10,000.00	\$0.00	\$0.00	\$0.00
TOTAL GENERAL UNSECURED CLAIMS			\$20,000.00	\$22,753.00	\$22,753.00	\$0.00

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 1

Exhibit 8

Case No.: 12-24242-DPC
Case Name: STRATA TITLE, LLC
For the Period Ending: 1/4/2017

Trustee Name: Dina L. Anderson
Date Filed (f) or Converted (c): 01/29/2014 (c)
\$341(a) Meeting Date: 03/04/2014
Claims Bar Date: 06/10/2014

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Ref. #					
1	MEMBERSHIP INTEREST IN SANTERRA APTS LLC (BASED ON SALE AT \$4.2 MILLION) 3434 E MCDOWELL RD PHOENIX, AZ	\$30,000.00	\$25,000.00	\$25,000.00	FA
2	MEMBERSHIP INTEREST IN STUDIO CITY LOFTS, LLC. STUDIO CITY LOFTS IS BEING LIQUIDATED. (THIS FIGURE IS AFTER 86K OF CREDITORS CLAIMS)	\$122,000.00	\$1,000.00	\$1,000.00	FA
3	LOSS OF MEMBERSHIP INTEREST IN TEMPE TOWERS, LLC.	Unknown	\$0.00	\$0.00	FA
Asset Notes: See Asset No. 7					
4	INDEMNITY CLAIMS FOR FEES CAUSED BY SAM PARTIES VARIOUS FILINGS IN BANKRUPTCY CASE 12-BK-24242-DPC. THESE CLAIMS ARE INCREASING. (ESTIMATED TO DATE).	\$150,000.00	\$150,000.00	\$0.00	FA
5	(POSSIBLE POTENTIAL CLAIM AGAINST SANTERRA RECEVIER FOR FAILURE TO DEFEND AGAINST \$200,000 FEE AWARD IN AAA ARBITRATION)	Unknown	\$0.00	\$0.00	FA
6	Excess proceeds from sale of real property located at 2005 N. 103rd Ave., Avondale, AZ (u)	\$208,065.06	\$208,065.06	\$208,065.06	FA
Asset Notes: ASSERTED AND DISPUTED LIENS AGAINST THESE PROCEEDS BY LAND ADVISORS AND RONALD ELLETT ATTACH PENDING COURT ORDER OR RESOLUTION					
7	All right, title, and interest of the Debtor in and to Tempe Tower LLC including but not limited to its interest as a member in capital, profits, distributions, voting, management (including the right to become a substitute member), and all rights of indemnification under the operating agreement and Arizona law. (u)	\$5,000.00	\$5,000.00	\$5,000.00	FA
8	Settlement with SAM Parties	\$10,000.00	\$10,000.00	\$0.00	FA

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 2

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Trustee Name: Dina L. Anderson
Date Filed (f) or Converted (c): 01/29/2014 (c)
§341(a) Meeting Date: 03/04/2014
Claims Bar Date: 06/10/2014

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
9 Bank of America account	\$100.00	\$100.00		\$0.00	FA
Asset Notes: Added per Amended Sched. B 12/10/12 (DE 19)					

TOTALS (Excluding unknown value)

\$525,165.06

\$399,165.06

\$249,065.06

Gross Value of Remaining Assets

\$0.00

Major Activities affecting case closing:

01/06/2017 TDR submitted to USTO on 01/06/17

Initial Projected Date Of Final Report (TFR): 09/04/2015

Current Projected Date Of Final Report (TFR): 09/30/2015

/s/ DINA L. ANDERSON

DINA L. ANDERSON

FORM 2

Exhibit 9

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 12-24242-DPC
Case Name: STRATA TITLE, LLC
Primary Taxpayer ID #: **_***3071
Co-Debtor Taxpayer ID #:
For Period Beginning: 11/6/2012
For Period Ending: 1/4/2017

Trustee Name: Dina L. Anderson
Bank Name: Integrity Bank
Checking Acct #: *****4242
Account Title:
Blanket bond (per case limit): \$29,161,778.00
Separate bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
03/07/2014	(6)	Chicago Title Agency, Inc.	Excess proceeds from sale of real property	1210-000	\$208,065.06		\$208,065.06
03/13/2014	(7)	Kathleen S Martori or Stephen A Martori	Tempe Tower, LLC	1129-000	\$5,000.00		\$213,065.06
03/31/2014		Integrity Bank	Bank Service Fee	2600-000		\$221.46	\$212,843.60
04/14/2014		Kathleen S Martori or Stephen A Martori	Membership interest in Santerra Apartments, LLC; Settlement with SAM Parties (Wire transfer rec'd 04/10/14)	*	\$35,000.00		\$247,843.60
	{1}		Santerra Apartments, LLC \$25,000.00	1129-000			\$247,843.60
	{8}		Settlement with SAM \$10,000.00 Parties	1249-000			\$247,843.60
04/30/2014		Integrity Bank	Bank Service Fee	2600-000		\$370.47	\$247,473.13
05/31/2014		Integrity Bank	Bank Service Fee	2600-000		\$399.16	\$247,073.97
06/30/2014		Integrity Bank	Bank Service Fee	2600-000		\$385.66	\$246,688.31
07/30/2014	(2)	Reed A Hatkoff	Interest in Studio City Lofts, LLC	1129-000	\$1,000.00		\$247,688.31
07/31/2014		Integrity Bank	Bank Service Fee	2600-000		\$397.95	\$247,290.36
08/31/2014		Integrity Bank	Bank Service Fee	2600-000		\$398.87	\$246,891.49
09/30/2014		Integrity Bank	Bank Service Fee	2600-000		\$385.37	\$246,506.12
10/31/2014		Integrity Bank	Bank Service Fee	2600-000		\$397.60	\$246,108.52
11/30/2014		Integrity Bank	Bank Service Fee	2600-000		\$384.15	\$245,724.37
12/31/2014		Integrity Bank	Bank Service Fee	2600-000		\$396.34	\$245,328.03
01/31/2015		Integrity Bank	Bank Service Fee	2600-000		\$395.70	\$244,932.33
02/28/2015		Integrity Bank	Bank Service Fee	2600-000		\$356.83	\$244,575.50
03/31/2015		Integrity Bank	Bank Service Fee	2600-000		\$394.49	\$244,181.01
04/29/2015	1001	Guttilla Murphy Anderson, P.C.	Attorney fees per Order signed 04/25/15	3110-000		\$50,655.00	\$193,526.01
04/29/2015	1002	Guttilla Murphy Anderson, P.C.	Attorney expenses per Order signed 04/25/15	3120-000		\$2,262.68	\$191,263.33
04/30/2015		Integrity Bank	Bank Service Fee	2600-000		\$381.14	\$190,882.19
05/31/2015		Integrity Bank	Bank Service Fee	2600-000		\$307.88	\$190,574.31
06/30/2015		Integrity Bank	Bank Service Fee	2600-000		\$297.46	\$190,276.85
07/30/2015		Integrity Bank	Bank Service Fee	2600-000		\$297.00	\$189,979.85
08/07/2015	1003	Semple, Marchal & Cooper, LLP	Accountant fees per Order signed 08/05/15	3410-000		\$2,392.50	\$187,587.35
08/31/2015		Integrity Bank	Bank Service Fee	2600-000		\$313.70	\$187,273.65
12/08/2016	1004	Dina L. Anderson	Trustee Expenses	2200-000		\$308.32	\$186,965.33
12/08/2016	1005	Guttilla Murphy Anderson, P.C.	Claim #: ; Distribution Dividend: 100.00%; Account Number: ;	3120-000		\$100.25	\$186,865.08
12/08/2016	1006	Dina L. Anderson	Trustee Compensation	2100-000		\$15,703.25	\$171,161.83
12/08/2016	1007	Guttilla Murphy Anderson, P.C.	Claim #: ; Distribution Dividend: 100.00%; Account Number: ;	3110-000		\$2,557.50	\$168,604.33
12/08/2016	1008	U.S. TRUSTEE	Claim #: 5; Distribution Dividend: 100.00%; Account Number: 4242;	2950-000		\$975.00	\$167,629.33

Case 2:12-bk-24242-DPC Doc 612 Filed 01/31/17 Entered 01/31/17 10:27:22 Desc

Page 7 of 9

SUBTOTALS \$249,065.06 \$81,435.73

FORM 2

Exhibit 9

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 12-24242-DPC
Case Name: STRATA TITLE, LLC
Primary Taxpayer ID #: **_***3071
Co-Debtor Taxpayer ID #:
For Period Beginning: 11/6/2012
For Period Ending: 1/4/2017

Trustee Name: Dina L. Anderson
Bank Name: Integrity Bank
Checking Acct #: *****4242
Account Title:
Blanket bond (per case limit): \$29,161,778.00
Separate bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
12/08/2016	1009	Ellett Law Offices, P.C.	Claim #: ; Distribution Dividend: 21.63%; Account Number: ;	6210-000		\$24,159.35	\$143,469.98
12/08/2016	1010	SAM REI, LLC and SAM III, LLC	Claim #: 4; Distribution Dividend: 21.63%; Account Number: ;	6990-000		\$143,469.98	\$0.00

TOTALS:	\$249,065.06	\$249,065.06	\$0.00
Less: Bank transfers/CDs	\$0.00	\$0.00	
Subtotal	\$249,065.06	\$249,065.06	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$249,065.06	\$249,065.06	

For the period of 11/6/2012 to 1/4/2017

Total Compensable Receipts:	\$249,065.06
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$249,065.06
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$249,065.06
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$249,065.06
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 03/07/2014 to 1/4/2017

Total Compensable Receipts:	\$249,065.06
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$249,065.06
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$249,065.06
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$249,065.06
Total Internal/Transfer Disbursements:	\$0.00

FORM 2

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Case No. 12-24242-DPC
Case Name: STRATA TITLE, LLC
Primary Taxpayer ID #: **_***3071
Co-Debtor Taxpayer ID #:
For Period Beginning: 11/6/2012
For Period Ending: 1/4/2017

Trustee Name: Dina L. Anderson
Bank Name: Integrity Bank
Checking Acct #: *****4242
Account Title:
Blanket bond (per case limit): \$29,161,778.00
Separate bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSE	ACCOUNT BALANCES
	\$249,065.06	\$249,065.06	\$0.00

For the period of 11/6/2012 to 1/4/2017

Total Compensable Receipts: \$249,065.06
Total Non-Compensable Receipts: \$0.00
Total Comp/Non Comp Receipts: \$249,065.06
Total Internal/Transfer Receipts: \$0.00

Total Compensable Disbursements: \$249,065.06
Total Non-Compensable Disbursements: \$0.00
Total Comp/Non Comp Disbursements: \$249,065.06
Total Internal/Transfer Disbursements: \$0.00

For the entire history of the case between 01/29/2014 to 1/4/2017

Total Compensable Receipts: \$249,065.06
Total Non-Compensable Receipts: \$0.00
Total Comp/Non Comp Receipts: \$249,065.06
Total Internal/Transfer Receipts: \$0.00

Total Compensable Disbursements: \$249,065.06
Total Non-Compensable Disbursements: \$0.00
Total Comp/Non Comp Disbursements: \$249,065.06
Total Internal/Transfer Disbursements: \$0.00

/s/ DINA L. ANDERSON

DINA L. ANDERSON